WARRANTY DEED

BOOK 11344 PG. 895

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 3/27/2001
(SEAL)

NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Stanifer	New Owner	171-3-B-129
(NAME)	(NAME)	
641 Old Hickory Blvd., #308		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pulte Homes Tennessee Limited Partnerhip, a Nevada limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Stanifer and wife, Jo Stanifer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 45 on the Plan of Townhomes of Fredericksburg Phase 1, Section 3, according to plat of record in Book 9700, page 534, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc., by General Warranty Deed from Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick H. Wallman, Lynne Wallman Reed, individually, and Richard Frederick Wallman, individually and Lynne Wallman Reed and Richard Frederick Wallman, as Co-Executors of the Estate of Dorothy N. Wallman, and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, of record in Book 10571, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 1999 and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 10126, page 435, and amended in Book 10224, page 683, Book 10294, page 850, Book 10628, page 517, Book 10694, page 541; By-Laws in Book 10126, page 489, amended in Book 10275, page 959, further amended in Book 10694, page 539; Corporate Charter of Townhomes of Fredericksburg Homeowners Association, Inc., in Book 10126, page 430; Easements in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607,

* CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #308, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of February, 19 99

Pulte Homes Tennessee
By: Randi L. Dalton
Randi L. Dalton, Closing Cooridnator

STATE OF TENNESSEE
COUNTY OF

BOOK 11344 PG. 896

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared Randi L. Dalton _____ and _____ with whom I am personally acquainted and who upon her/his oath(s) acknowledged himself/herself to be the Closing Cooridnator _____ and _____ respectively of the Pulte Homes Tennessee Limited Partnership _____ the within named bargainor, and corporation, and that she as such Closing Cooridnator _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Randi L. Dalton _____ as such Closing Cooridnator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 17th day of February 19 99.

My commission expires 3/21/2001

_____
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

* page 431, Book 9698, page 81, Book 9[illegible] page 124, and Book 10012, page 756; Subject to all matters shown on the Boundary Plan of record in Book 7900, page 509, The Open Space Plan of record in Book 7900, page 807, and the Plan of record in Book 9700, page 534, all in the Register's Office for Davidson County, Tennessee.

055041 8

RECEIVED & RECORDED

99 FEB 18 PM 2:19

RECORDING REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

FEES 02/18 0101 CHECK 935.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11344 PG. 897

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0550418

NOT WITH A REFERENCE

99FEB 18 PM 2:19

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	
	249900.00
CON TX	924.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	935.63
CHECK	935.63

02/18/99 01 14:17 0001 7365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426606